



CULPEPER COUNTY'S AGRICULTURAL AND FORESTAL DISTRICTS PROGRAM

Culpeper County's Agricultural and Forestal Districts Program provides certain benefits to land owners who voluntarily enroll their land in an Agricultural and Forestal District. Culpeper County supports the Agricultural and Forestal Districts program because it helps protect the County's agricultural sector, one of the primary goals in the Comprehensive Plan, and provides a better picture of future development trends in the County.

Restrictions:

- Any parcel of land that is enrolled in an Agricultural and Forestal District shall not be developed to a more intensive use, except for uses resulting in more intensive Agricultural or Forestal production. The prohibition against development is in effect for the duration of the district. Any owner may remove their land from the district at the time the district is considered for renewal, generally every eight years. Land must be within one (1) mile of the core or adjacent to property already included in the Agricultural and Forestal District.

Benefits:

- All local ordinances, comprehensive plans and other land use planning decisions shall take into consideration the existence of all Agricultural and Forestal District. The local government is **prohibited** from enacting local laws or ordinances in the district which would unreasonably restrict or regulate farming or forestry practices.
- Certain benefit assessments or special tax levies **cannot** be imposed on land enrolled in a district.
- All development proposals on properties adjacent to lands enrolled in a district are reviewed by the County's Agricultural and Forestal Districts Advisory Committee. The Committee reviews these proposals and makes recommendations to the Board of Supervisors as to what protective measures should be incorporated into the proposed adjacent land use.
- Any state agency intending to acquire land in a district shall submit their plans to the local government. The County Board of Supervisors will review all requests to determine if the request would have a detrimental effect on farming or forestry operations.
- Lands in the District automatically qualify for the state's land use value assessment program if the land meets use value requirements *as determined by the Commissioner of Revenue (540-727-3443)*. Culpeper County currently offers use value assessments independent of enrollment in a district
- Exemption from Chapter 4, Article V, of the County Code, "*Dogs Running at Large.*"

Applications to the program can be obtained from the Culpeper County Department of Development, 302 North Main Street, 540-727-3404. There is a \$25.00 application fee for an addition to a District and, generally, a \$150 application fee for removal from an Agricultural & Forestal District.